141.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	750,500	/	750,500
USE VALUE:	750,500	/	750,500
ASSESSED:	750,500	/	750,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELICH THOMAS &
Owner 2:	GUNNERY CAROLINE
Owner 3:	
Street 1:	29 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAKHAMRAJU SARADA -
Owner 2:	ALLURI PREETAM -
Street 1:	29 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,628 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7628.000	296,300		454,200	750,500
Total Card	0.175	296,300		454,200	750,500
Total Parcel	0.175	296,300		454,200	750,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.78 | /Parcel: 427.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90519
GIS Ref	
GIS Ref	
Insp Date	10/27/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0011.0

!10878!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,300	0	7,628.	454,200	750,500	750,500	Year End Roll	12/18/2019
2019	101	FV	238,400	0	7,628.	454,200	692,600	692,600	Year End Roll	1/3/2019
2018	101	FV	238,400	0	7,628.	402,300	640,700	640,700	Year End Roll	12/20/2017
2017	101	FV	238,400	0	7,628.	337,400	575,800	575,800	Year End Roll	1/3/2017
2016	101	FV	238,400	0	7,628.	337,400	575,800	575,800	Year End	1/4/2016
2015	101	FV	223,600	0	7,628.	292,000	515,600	515,600	Year End Roll	12/11/2014
2014	101	FV	205,200	0	7,628.	282,200	487,400	487,400	Year End Roll	12/16/2013
2013	101	FV	205,200	0	7,628.	268,600	473,800	473,800		12/13/2012

PRINT

Date	Time
12/11/20	01:07:22

LAST REV

Date	Time
10/19/16	10:11:01
danam	

USER DEFINED

Prior Id # 1:	90519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAKHAMRAJU SARA	63697-462		6/2/2014		625,000	No	No		
SYMONDS CAROL R	49573-389		6/7/2007	Change>Sale	491,000	No	No		
SYMONDS CARL	21001-412		4/17/1991			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	632	Wood Dec	4,000					replace deck
9/3/2015	1262	Manual	3,000		9/3/2015			Rplace masonry ste
9/2/2015	1255	Manual	5,400		9/2/2015			Replace existing f
3/14/2012	238	Manual	3,324					air sealing & insu
10/30/2007	999	Redo Kit	4,400			G9	GR FY09	INSTALL NEW KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2008	MLS	MM	Mary M
10/27/2008	Meas/Inspect	163	PATRIOT
8/4/2007	MLS	HC	Helen Chinal
1/5/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7628		Sq. Ft.	Site		0	70.	0.85	8									454,186						454,200	

Total AC/HA:	0.17511	Total SF/SM:	7628	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	454,186	Spl Credit		Total:	454,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	1 - Forced H/Air	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332134
Depreciation:	35870
Depreciated Total:	296264

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

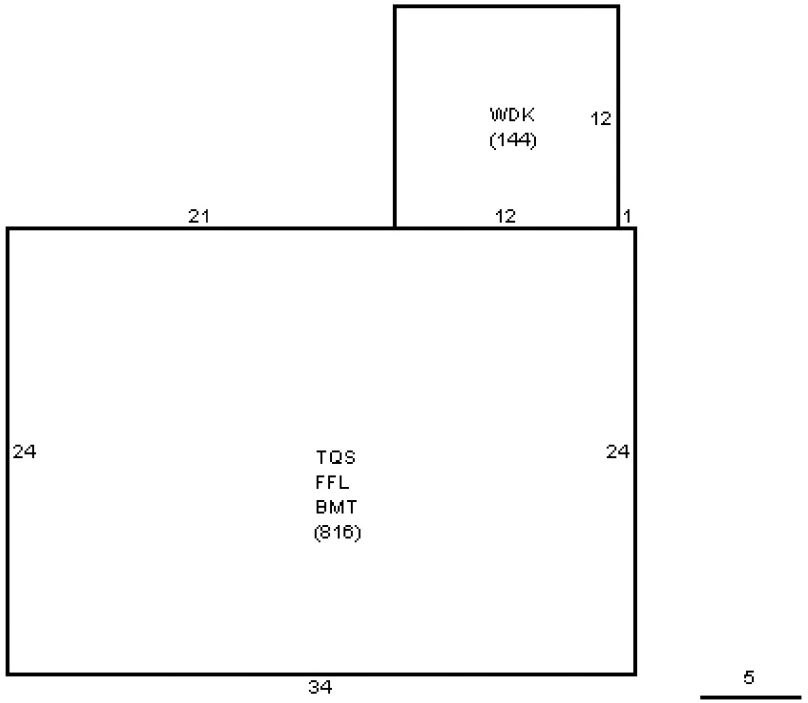
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.03
Special Features:	0	Val/Su Net:	124.08
Final Total:	296300	Val/Su SzAd	207.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	55.000	44,883
FFL	First Floor	816	141.030	115,084
TQS	3/4 Story	612	141.030	86,313
WDK	Deck	144	12.880	1,855

Net Sketched Area:	2,388			Total:	248,135
Size Ad	1428	Gross Are	2592	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: